



The Partner Connection

The Newsletter of DCA



October 2011

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Georgia:
A Great State to Serve

The [National Association of State Personnel Executives](#) recognized Georgia with the [Rooney Program Award](#) for its innovation in human resource management practices. Along

NEWS AND EVENTS

Celebrating Rural Georgia in Tifton



Governor Nathan Deal (R) and Commissioner Beatty at Celebrating Rural Georgia.

Celebrating Rural Georgia provided a forum for many of the state's business leaders, policy makers and elected officials to bring attention to the specific opportunities and challenges in Georgia. The day included the announcement of new Georgia Rural Development Council members and a swearing-in ceremony by Governor Nathan Deal. The day also included a keynote luncheon

address by Agriculture Commissioner Gary Black, and a Leadership Panel moderated by Laura Meadows (Interim Director of CVIOG) featuring Commissioner Black, DCA Commissioner Mike Beatty, Labor Commissioner Mark Butler, and Governor's Office of Workforce Development Executive Director Tricia Pridemore during the afternoon. The Department looks forward to working with the Council and other state agencies to strengthen and enhance the communities and people of the resource-rich, agriculturally-strong rural areas of our state.

with the State Personnel Administration and six other state agencies, the Department of Community Affairs is honored to receive this national award.

DCA Staff Member Recognized as "40 Under 40"

Georgia Trend magazine recognized the Department's own Jennifer Fordham in its annual "40 Under 40" People to Watch section. Congratulations, Jennifer!

Consolidated Annual Performance and Evaluation Report: CAPER



We all know that state and federal government programs are full of acronyms. Here's another one that's worth knowing: [CAPER, or the](#)

[Consolidated Annual Performance and Evaluation Report](#). The Department's state fiscal year 2011 report details how Georgia spent \$72,433,372 in federal funds from the Department of Housing and Urban Development (HUD). The CAPER outlines how the Department helped Georgia meet these goals:

- Improving and providing the Three A's of housing:
 - Accessibility
 - Affordability
 - Availability
- Creating suitable living environments for citizens statewide
- Promoting economic opportunity for citizens statewide

The report details how the Department, local governments and non-profit agencies used the following funds:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Programs (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)



Governor Deal in Tifton with new members of the Rural Development Council.

New members of the Rural Development Council include:

- Ed Jordan - Warthen
- Pat A. Graham - Braselton
- Richard W. Harrell - Atlanta
- Jason R. Winters - Lyerly
- E. Dewey Robinson - Bainbridge
- Nancy S. Jones - Woodbury
- Matthew R. Cardella - Sunbury
- Bebe A. Heiskell - Chickamauga
- Bill P. Kendall - Hiawassee
- Gary H. Paulk - Wray
- A Dwayne Turner - Cleveland
- Charles "Buddy" Leger - Cordele
- William S. Jackson, Jr. – Evans

Governor Deal Announces Rural Development Policy Center in Tifton

Governor Nathan Deal announced the opening of the OneGeorgia Rural Policy Center at the Agriculture Innovation Center on the University of Georgia Tifton Campus to provide a hub for research and innovation for rural development and foster success for rural Georgia. Many of Georgia's most important resources are located in rural areas: prime agricultural land, historic and natural resource attractions, and hard working and creative citizens. However, rural Georgia faces many challenges, and is ready for a multi-disciplinary approach to make the most of its assets.

Key to the new OneGeorgia Rural Policy Center is the partnership between the Georgia Department of Community Affairs and the University System of Georgia's Carl Vinson Institute of Government. Together with the OneGeorgia Authority, which will provide support through the state's tobacco settlement funds, the OneGeorgia Rural Policy Center will bring together the people and resources needed to keep rural Georgia a strong component in Georgia's economic

If you'd like a copy of the CAPER, please contact Office of Special Housing Initiatives at (404) 679-5821 or at housingplanning@dca.ga.gov.



The Georgia Dream Homeownership Program makes purchasing a home more affordable for low-to-moderate income families and individuals by offering fixed, low-interest rate mortgages loans. These rates vary weekly: to check the most current rates, click [HERE](#). To receive weekly emails with the most current rates and program information, go to www.dcaloans.com and complete the email request.

Rates Effective October 13:

Georgia Dream First Mortgage:
FHA/VA/RD
Conventional Uninsured
4.625%

Georgia Dream First Mortgage
Combined with Any

Georgia Dream Downpayment Loan:
FHA/VA/RD
Conventional Uninsured
4.875%

Exceeding Excellence

Did You Receive Excellent Service From A DCA Staffer?

Please consider nominating a DCA staffer who's gone above and beyond! DCA's "Exceeding Excellence" recognition program affords our staff and external customers the opportunity to recognize DCA team members for providing excellent customer service. Information is available from the DCA website front page - www.dca.ga.gov. Click on the "Customer Feedback" link and complete the information.

prosperity. The resources of the Rural Policy Center will assist the Rural Development Council in policy-making, which can then be incorporated into both the Governor's vision and the work of the OneGeorgia Authority. These ties among research, policy, and budget will help ensure sound policy is driving spending decisions for rural Georgia.

Five New Americorps Programs in Georgia

The Georgia Commission for Service and Volunteerism (GCSV) is pleased to announce that five new AmeriCorps programs focusing on education and veteran support will join our other programs around the state in 2012:

- **Goodwill of the Southern Rivers** (\$133,000): 10 Goodwill AmeriCorps Members will support veterans in job training and securing employment.
- **Georgia Tech** (\$135,546): 30 Georgia Tech students serving as AmeriCorps Members will mentor/tutor Atlanta Public School students through the Center for Education Integrating Science, Mathematics and Computing (CEISM) program.
- **Georgia Perimeter College** (\$94,713): 25 Georgia Perimeter College students serving as AmeriCorps Members will support veterans returning to school to successfully complete their academic goals.
- **Teach for America** (\$746,800): 415 Teach for America Corps Members will commit to teaching at least two years in Atlanta Public Schools.
- **The New Teacher Project - Georgia Teaching Fellows** (\$72,400): 80 Georgia Teaching Fellows Corps Members will teach students in Albany, Augusta and Savannah in math and science, two subjects in which Georgia has significant teacher shortages.

Click [HERE](#) for descriptions of all Georgia's AmeriCorps programs. For additional information on AmeriCorps, contact John Turner at john.turner@dca.ga.gov or Amieko Watson at amieko.watson@dca.ga.gov.

Governor Deal Appoints New Member to Georgia Commission for Service and Volunteerism Board

Governor Nathan Deal has appointed James H. Reese to the board of the Georgia Commission for Service and Volunteerism. Mr. Reese is



president and CEO of [Atlanta Mission](#), the longest-running and largest provider of homeless services in Atlanta. Prior to Atlanta Mission, Mr. Reese served as CEO of Randstad North America, chief operating officer for Honeybaked Ham Company and CCCi, and division vice president of Frito Lay. He managed General Food's Maxwell House Coffee plant, and co-founded First Coast Manufacturing Association, which today

consists of over 300 Florida manufacturers.

Mr. Reese currently serves on the boards of the [Georgia Partnership for Excellence in Education](#) and [The Carter Center Board of Councilors](#). In addition, he is Chairman of the Elders at [Fellowship Bible Church](#) in Roswell. He graduated from Western Michigan University in 1980 with a Bachelors of Business Administration in Marketing and Business.



The Department launched HomeSafe Georgia on April 1, 2011 to assist homeowners affected by the recession. Since its inception, the program has:

- Received 11,559 applications
- Recruited 77 loan servicers to participate in the program
- Closed 253 loans
- Processed 3,757 applications
- Determined 1,556 applicants to be ineligible

For complete program information, including how to apply, see the [HomeSafe Website](#)



Now, more than ever, Georgia citizens need quick and easy access to affordable housing options and GeorgiaHousingSearch.org is here to help! Whether you are searching by price, number of bedrooms, or even proximity to work, school or transportation, finding a home that meets your needs keeps becoming easier with [GeorgiaHousingSearch.org](#). There are thousands of vacant units in the rental housing market available statewide right now and [GeorgiaHousingSearch.org](#) is the key to linking tenants with landlords! The additions of Atlanta and Marietta Housing Authorities underscore the commitment to meeting community needs and have dramatically increased the pool of housing units listed on the site. This expansion is particularly critical for planning ahead to serve displaced persons during other crises, a vital function during hurricane season. GeorgiaHousingSearch.org offers FREE property posting, is bilingual, and has a toll-free number (877-428-8844) available to those individuals without internet access. The website also provides information on rental

Welcome, Mr. Reese and thank you for your service to Georgia!

Enterprise and Opportunity Zones: Tools for Local Governments

The Department oversees and provides technical assistance for two economic development tools for local governments: [Opportunity Zones](#) and [Enterprise Zones](#). An Opportunity Zone is an area designated by a local government to encourage job creation. When a new or existing business in the Opportunity Zone creates at least two jobs, that business is eligible for a Georgia State Job Tax Credit of \$3,500 per job. Because many small businesses pay less than \$7,000 in state income taxes, Georgia law allows corporations to apply the tax credit to their Payroll Taxes as well. This combined savings can make a substantial difference to business owners' annual budgets. An Enterprise Zone, like an Opportunity Zone, is a locally-designated area created to encourage job creation. In Enterprise Zones, local governments have the authority to abate property taxes for businesses in the zone.

When local governments combine both Enterprise and Opportunity Zones, businesses that invest in them can save substantial amounts of money. During these tough economic times, [many local governments](#) have chosen to create these zones to foster investment in less affluent areas. Commissioner Mike Beatty announced the [Cobb County](#) Six Flags Opportunity Zone earlier this month, bringing Georgia's total statewide to 62. "I really like this program," says Commissioner Beatty. "The Opportunity Zone incentive allows us to cut an expanding business' state taxes in exchange for investment and job creation. I believe former congressman Jack Kemp, who was a champion of this type of initiative, would be proud of our efforts." For additional information regarding Opportunity and Enterprise Zones, please contact Dawn Sturbaum at (404) 679-1585 or dawn.sturbaum@dca.ga.gov.

UPCOMING EDUCATION, EVENTS, OPPORTUNITIES AND DEADLINES

October 20:

Industrialized Buildings Advisory Council Meeting

The Department's Industrialized Building Advisory Committee (IBAC) will meet Thursday, October 20th in the DCA Board Room. The IBAC is composed of stakeholders from the industrialized building industry, including manufacturers, installers, inspectors, and local building officials. IBAC Chairman Carl Fortson, Building Official in Tifton and President of the Building Officials Association of Georgia, will lead the meeting.

New business items for the committee include:

- Manufacturing facilities outside the US
- Shipping container uses

The Office of Construction Codes and Industrialized Buildings invites interested parties for both issues to provide input and perspective for the committee. Please contact Traci Turgeon at 404-679-3119 or traci.turgeon@dca.ga.gov for more information.

assistance, community resources and special needs housing. Landlords can register in a five-minute process or work with staff to register large-scale listings. Property owners are encouraged to post their affordable rental units to help make this site as useful as possible. For more information, please contact Sheila Barry at 404-679-4855 or sheila.barry@dca.state.ga.gov

Help the Department Set 2013 Goals for Housing and Community Development

The Department is developing its HUD Annual Action Plan for State Fiscal Year 2013 (July 1, 2012-June 30, 2013). This plan outlines our proposed goals and budget for the following HUD funds:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Programs (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)

These funds can cover a wide range of activities, from historic preservation to housing to libraries to infrastructure (and more). If you'd like to participate in setting goals for 2013, please provide your input by [CLICKING HERE](#) to complete our survey.

In addition to the survey, the Department will host three public hearings on the 2013 Annual Action Plan. Please plan to attend one of these events to help us plan for Georgia's future:

- **Tuesday, October 25 2:00 - 4:00 PM** City of Fitzgerald - Grand Theater Roof Garden, 115 South Main Street
- **Wednesday, October 26 5:00-7:00 PM** City of Wadley - City Hall, 22 N. Main Street
- **Monday, October 31 11:00 AM-12:30 PM** City of Atlanta - Georgia Department of Community Affairs, 60 Executive Park South

Access to Capital for Entrepreneurs and the Department Sponsor 2011 Webinar Series

The Department, along with Access to Capital and Wells Fargo, is sponsoring a series of webinars for small business in Georgia. These webinars feature small business owners discussing their methods for weathering this economy. Each webinar provides a unique perspective on small business in Georgia. For more information, see the ACE website: <http://www.ace loans.org/site/>

2011 Topics Include:

November 11 Entrepreneurs Thriving in Rural and Small Urban Areas

- Panel Built, Mike Kiernan (Blairsville, GA)
- CJB Industries, Clinton Beeland, (Valdosta, GA)
- Cinnabon, Frank Ross (Albany, GA)

November 18 Food & Restaurants: Success Tastes So Good

- Pueblos Mexican Cuisine, Laura Estrada (multiple locations)
- The Jewel Box, Denise Coard confirmed (Warren County)
- Logan Turnpike Mill, George and Cecilia Holland, (Blairsville, Ga)

December 2 Green Shoots in Rural and Small Urban Areas

- White Oak Pasture, Will Harris, (Bluffton, GA)
- Crane Creek Vineyards, Eric Seifarth, (Young Harris, GA)

- Sunset Farm Foods, Tom Carroll (Valdosta, GA)

December 16

Trends in Green Business

- Dolphin Blue (Green Office Supplies)
- Rainwater Pillow (Atlanta)
- The Green Living Goddess (Atlanta)

**Keep Georgia Beautiful Awards Luncheon:
November 14, 2011**

Make your plans now to attend the Keep Georgia Beautiful Foundation's annual awards luncheon at the [Emory Conference Center](#) in Atlanta. To purchase tickets [CLICK HERE](#). For more information, please contact Kim Portmess at 404.679.1580 or kim.portmess@dca.ga.gov.



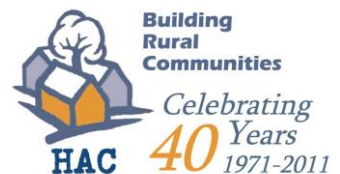
**CDBG Applicants' Workshop:
December 7-9, 2011**

Mark your calendars for the Georgia Department of Community Affairs FY 2012 Community Development Block Grant (CDBG) Applicants' Workshop. We'll be at [The Marriott Macon City Center](#), 240 Coliseum Drive, Macon Georgia 31217, December 7 - 9, 2011.

The workshop will help participants submit competitive applications for State CDBG assistance. If you have questions or need additional information regarding the workshop, please contact Lisa Smith at (404) 679-5276 or lisa.smith@dca.ga.gov.

**Rural Senior Housing Fund Grant Available:
Application Due Date December 15, 2011**

The [Housing Assistance Council \(HAC\)](#) is pleased to announce a new grant program, the Rural Senior Housing (RSH) Fund. Eligible affordable housing organizations can apply for RSH grants to support activities that will build, preserve, or advocate for housing for low-income seniors (62 and older) living in rural areas. This new program is made possible through the generous support of [The Atlantic Philanthropies](#).



Applications are due to HAC no later than Thursday, December 15, 2011. To learn more about the grant program and download an application, [CLICK HERE](#). If you have questions about the application or the RSH FUND, please contact Janice Clark, 202.842.8600 x 131 or email Janice@ruralhome.org.

**COMMUNITY DEVELOPMENT AND
FINANCE DIVISION**

Awards by Region - September 2011

Region One:

City of Summerville

- \$500,000 in Employment Incentive Program (EIP) funds
- Retains 53 jobs
- \$4,000,000 private investment
- assist with the construction of public water line system improvements to serve Mohawk Industries existing Lyerly facility location.

Northwest Georgia Regional Commission

- \$3,563,346 in NSP funds
- Housing improvements under NSP guidelines

Region Two:

Hall County

- \$1,903,817 in NSP funds
- Housing improvements under NSP guidelines

Region Three:

Cherokee County Development Authority

- \$250,000 in Regional Economic Business Assistance (REBA) funds
- Creates 90 jobs
- Retains 250 jobs
- \$18,670,000 private investment
- expansion of a manufacturing facility, Universal Alloy Corporation, in Canton.

Cobb County

- \$1,334,226 in Neighborhood Stabilization Program (NSP) funds
- Housing improvements under NSP guidelines

Georgia Housing Finance Authority

- \$1,500,000 in NSP funds
- Housing improvements under NSP guidelines

Gwinnett County

- \$3,493,895 in NSP funds
- Housing improvements under NSP guidelines

Henry County

- \$530,473 in NSP funds
- Housing improvements under NSP guidelines

Rockdale County

- \$1,061,838 in NSP funds
- Housing improvements under NSP guidelines

Region Four:

Carroll County

- \$1,190,390 in NSP funds
- Housing improvements under NSP guidelines

City of Griffin

- \$631,891 in NSP funds
- Housing improvements under NSP guidelines

City of Newnan

- \$1,275,183 in NSP funds

Region Five**City of Covington**

- \$1,794,702 in NSP funds
- Housing improvements under NSP guidelines

Jackson County

- \$843,607 in NSP funds
- Housing improvements under NSP guidelines

Region Nine**Toombs County Development Authority**

- \$500,000 in EDGE funds
- Creates 150 jobs
- \$25,000,000 private investment
- assist with the location of a pet food canning facility, U.S. Pet Nutrition, LLC

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